



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday December 12, 2012

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL WHO WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND, THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM ON WHICH YOU WILL BE TESTIFYING. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@frederickcountymd.gov

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)
Board of Appeals-Thursdays, December 20, 2012
Meeting @ 7:00 PM

Contact

*Planning and Development Review
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,
public hearing agendas, preliminary/final
plans, Preliminary and Site plan items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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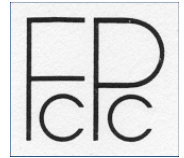
ITEM	TIME	ACTION REQUESTED
<u>9:30 A.M.</u>		
1. <u>MINUTES TO APPROVE</u>		DECISION
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>SEPTIC BILL- GROWTH TIER MAPPING</u>		INFORMATIONAL
a) Staff will be presenting, for information only, the draft Growth Tier mapping related to SB 236 i.e. the Septic Bill. The draft mapping will also be presented to the Board of Commissioners prior to submission to the state by December 31 st . <i>Eric Soter, Division Director and Jim Gugel, Planning Manager</i>		
5. <u>AGRICULTURAL LAND PRESERVATION</u>		FINDING OF CONSISTENCY
a) Frederick County Installment Purchase Program (IPP) – <i>FY13 IPP Easement Applications</i> – Review of Applications with a request for finding of consistency with the Frederick County Comprehensive Plan. <i>Anne M. Bradley, Land Preservation Program Administrator</i>		
6. <u>PRELIMINARY PLANS</u>		DECISION
a) Spring Hollow Farm - Requesting preliminary plan approval for 14 Residential Cluster lots and a remainder lot. Located at the southwest corner of Mussetter Road and West Hyatt Road, directly across from East Hyatt Road. Zoned: Residential (R-1), New Market Planning Region. Tax Map 79 / Parcel 173. File: S1103, Plan AP12898, APFO AP12899 & FRO AP12740 <i>Mike Wilkins, Principal Planner</i>		

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- b) [Clover Hill III, Section 12](#) - Requesting preliminary plan approval for 6 residential single family lots. Located at the southwest corner of Poole Jones Road and Christopher's Crossing. Zoned: Residential (R-3), Frederick Planning Region. Tax Map 57 / Parcel 17.
File: S907, Plan AP12970, APFO AP12971 & FRO AP12972
Mike Wilkins, Principal Planner

7. SITE PLANS

DECISION

- a) [Center at Monocacy, Lot 1](#) - The Applicant is requesting Site Plan and APFO approval for a 21,775 square foot one story office business/restaurant/commercial retail building for uses permitted in the LI zoning district, on a 3.116-acre site. Located along MD 85 and Pegasus Court. Zoned: Limited Industrial (LI), Frederick Planning Region. Tax Map 86 / Parcel 245, Lot 1.
File: SP 96-35, Site AP12946, APFO AP12948 & FRO AP12949
Tolson DeSa, Principal Planner
- b) [Center at Monocacy, Lot 15](#) - The Applicant is requesting Planned Commercial/Industrial Development Site Plan and APFO approval to construct two separate buildings on Lot 15; one 8,000 square foot, one story restaurant and a 8,125 square foot, one-story building with a 3,500 square foot restaurant and 4,625 square foot commercial retail mix, on a 3.69-acre site. Located along MD 85 and Pegasus Court. Zoned: Limited Industrial (LI), Frederick Planning Region. Tax Map 86 / Parcel 245, Lot 15.
File: SP 96-35, Site AP12952, APFO AP12954 & FRO AP12955
Tolson DeSa, Principal Planner